



CITY OF DURHAM | DURHAM COUNTY  
NORTH CAROLINA



**Date:** June 9, 2016

**To:** Thomas J. Bonfield, City Manager  
**Through:** Keith Chadwell, Deputy City Manager  
**From:** Steven L. Medlin, AICP, Planning Director  
**Subject:** Citizens Matters – Mr. McClure (PR#11203) and Mr. Thompson (PR#11204)  
Regarding Short-Term Rental Properties

**Summary.** Mr. McClure and Mr. Thompson have requested to address the City Council regarding short-term rental properties near Duke University Medical Center. Planning staff have attempted to reach both persons to ascertain their specific issues in advance of the Council's work session but have been unsuccessful.

On June 5, 2016, Assistant Planning Director Patrick Young, AICP, sent the attached communication to both gentlemen which include the following information regarding short term rentals:

"The City of Durham does not regulate the tenure (i.e.: length of occupancy) of residential properties. In other words, there is not a prohibition on the short-term rental of a legally established residential property in Durham.

The City does limit, however, the occupancy of a single-residential unit to one (1) family. "Family" is defined in article 16 of the Durham Unified Development Ordinance (UDO) thusly:

**Family:** One or more individuals residing in a dwelling unit, living as a single housekeeping unit, and complying with the following rules:

- A. Any number of individuals related by blood, marriage, or adoption may occupy a dwelling unit;
- B. Where some or all of the occupants are unrelated by blood, marriage, or adoption, the total number of occupants that are unrelated, shall not exceed three. In applying this provision, children who are under the age of 23 and who are children of the owner or a person renting an entire dwelling unit from the owner shall be counted as a single occupant. In addition, in all cases, the limitation set out in subsection C. below shall apply.
- C. The presence of household employees or children in foster care shall not disqualify any premises otherwise satisfying the above rules.

The City also limits the establishment of a hotel/motel, bed and breakfast or commercial dormitory within the City, but the vast majority of short-term rental properties do not meet

the definition of these uses found in the Durham Unified Development Ordinance (UDO) (link can be found here : <http://durhamnc.gov/DocumentCenter/Home/View/7528>.)”

**Recommendation.** The staff recommends that the Council receive any comments that Mr. McClure and Mr. Thompson provide and direct them to the appropriate staff for follow up as necessary.

**Staff Contact.** Patrick Young, AICP, Assistant Planning Director, (919) 560-4137 ext. 28273 or [Patrick.Young@Durhamnc.gov](mailto:Patrick.Young@Durhamnc.gov)

**Attachments**

**Attachment 1, Email message from Patrick Young**